

B-4479

DWELLINGS/SLAUGHTERHOUSES

BALTIMORE CITY, MD

These are unusual slaughterhouses in that they combine the living and working quarters all in one, long structure. There are both Greek Revival and Italianate examples of this building form, where the dwelling faced the street, but attached to it were the pens and slaughterhouses which provided the source of income for the residents. Today, access is private. Some are boarded up; others function as commercial enterprises. They are in very poor condition.

ND INVENTORY OF HISTORIC PROPERTIES FORM
ANDTOWN-WINCHESTER SURVEY

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name Dwellings/Slaughterhouses

other names/site number Residential/ B-4479

2. Location

street & number 2500 and 2600 Blk. Penna. Ave. not for publication

city or town Baltimore

vicinity N/A

state Maryland

code MD

county Baltimore City

code 510

zip code 21217

3. State/Federal Agency Certification

N/A

4. National Park Service Certification

N/A

5. Classification

Ownership of Property (Check as many boxes as apply)

- ☒ private
☒ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing
6?	buildings
	sites
	structures
	objects
6?	Total

SDI/NPS NRHP Registration Form

(Dwellings/Slaughterhouse, 2500 and 2600 block, Pennsylvania Ave.)
(Baltimore City, MD)

(Page 2)

Number of contributing resources previously listed in the National
Register 0

Name of related multiple property listing (Enter "N/A" if property is not
part of a multiple property listing.) N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling
AGRICULTURE/SUBSISTENCE animal facility

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling

7. Description

Architectural Classification (Enter categories from instructions)

Greek Revival
Italianate

Materials (Enter categories from instructions)

foundation BRICK
roof
walls BRICK
other WOOD

Narrative Description (Describe the historic and current condition of the
property on one or more continuation sheets.) See continuation sheet.

8. Statement of Significance See continuation sheet.

Areas of Significance (Enter categories from instructions)

Agriculture
Social History
Ethnic Heritage

USDI/NPS NRHP Registration Form

Dwellings/Slaughterhouses, 2500 and 2600 Block, Pennsylvania Ave.)
(Baltimore City, MD)

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Period of Significance c. 1840s to 1940

Significant Dates c.1840s-1890

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation N/A

Architect/Builder

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.) See continuation sheet.

9. Major Bibliographical References

Maps

Bromley, G.W. and Co. Atlas of the City of Baltimore, Vol. 1. Philadelphia: 1885, 1896.

Hopkins, G.M. Map of the City of Baltimore, Maryland. 1876, 1877.

Sanborn Map Company. Insurance Maps, Baltimore, Maryland, Vols. 2,3, and 7. New York: 1890, 1901, 1914, 1928.

Simmons, Isaac. 1852 Revision of the Thomas H. Poppleton Map. Baltimore: 1852.

Scharf, J. Thomas A.M. History of Baltimore City and County. Philadelphia: Louis H. Everts, 1881.

10. Geographical Data

Acreage of Property Typical Lot = 46' 9" x 286'

SDI/NPS NRHP Registration Form

Dwellings/Slaughterhouses, 2500 and 2600 Block, Pennsylvania Ave.)
 (Baltimore City, MD)

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UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing Zone Easting Northing

1 — — — 3 — — —
 2 — — — 4 — — —

— See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property.)

Block 3400 and more (see below)

Boundary Justification (Explain why the boundaries were selected.)

The boundaries include that area on the east side of Pennsylvania Avenue between the Avenue and Butcher's Lane. (See attached boundary map.) This area was devoted to slaughterhouses in the mid- to late-19th century. The majority of the slaughterhouses which stood along the east side of Pennsylvania Avenue no longer stand.

11. Form Prepared By

name/title Elizabeth Jo Lampl & Kay Fanning/Architectural Historians
 organization Robinson & Associates date July 1992
 street & number 1710 Connecticut Ave., NW telephone (202) 234-2333
 city or town Washington state DC zip code 20009

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name _____
 street&number _____ telephone _____
 city or town Baltimore state MD zip code _____

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 5 & 6 Page 1

Dwellings/Slaughterhouses: 2500,
2600 blocks, Pennsylvania Avenue
name of property
Baltimore City, Maryland
county and State

HISTORIC CONTEXT

MARYLAND COMPREHENSIVE STATE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Piedmont

Chronological/Developmental Period(s): Agricultural-Industrial
Transition; Industrial/Urban Dominance

Prehistoric/Historic Period Theme(s): Economic; Architecture,
Landscape Architecture, and Community Planning

Resource Type:

Category: building(s)

Historic Environment: rural, then urban

Historic Function(s) and Use(s): commerce

Known Design Source: none

United States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Dwellings/Slaughterhouses,
2500, 2600 Block, Pennsylvania Ave.
name of property
Baltimore City, Maryland
county and StateDESCRIPTION

These slaughterhouses are among the few remaining indicators of an area which historically was devoted to livestock slaughtering. In this unusual building type, a detached dwelling, of narrow, rowhouse character, was placed near or at the front of a long lot. To its rear, attached in support buildings of one and two stories, were the slaughterhouses, pens, and coops which formed the resident's livelihood. These semi-residential structures were built as speculative ventures between c. 1840s and the 1880s.¹ The first group to be constructed, closest to Pennsylvania Avenue, were articulated in the Greek Revival style. The second wave, farther up the Avenue, were designed in the Italianate style.

Greek Revival Type

The Greek Revival type are two-and-a-half-story, three-bay, pitched roof structures and are rare finds in the survey area. The buildings both convey this lost industry and predate the Italianate and Eclectic-era rowhouse development of Penn-North.

Constructed of brick, this house has flat-arched openings, wood sills, and a very simple wood architrave cornice. Though flat at the rear, the roof pitch slopes slightly towards the front (alluding to the earlier gable roof of the Greek Revival). Two chimneys with molded brick hoods rise above it on the right side.

Windows are two-over-two double-hung sash, except in the attic story, where they are side-by-side two-light sash units. The front door is single-leafed and has a transom above. The door itself is not original.

The numerous workrooms at the dwelling's rear stretched far towards the back

¹ While the slaughterhouses do not appear on Simmons' 1852 Revised Map of Poppleton's Survey, their architectural character suggests they may have been built as early as the late 1840s, or during the 1850s.

United States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2

Dwellings/Slaughterhouses,
2500, 2600 Block, Pennsylvania Ave.
name of property
Baltimore City, Maryland
county and State

of the lot. As with the New England farming industry, all activities--both residential and industrial in nature--were joined together within one entity.

The Italianate Type

These two-story structures represent the Italianate version of their Greek Revival predecessor. These dwellings sit at the front of their lots and are two bays wide on Pennsylvania Avenue. The slaughterhouse portion of the structure is contained in a series of workrooms and pens located to the rear.

The two-story structure surveyed contains a perpendicular ell at the rear of the dwelling which is original. The consistent use of an ell at a 90-degree angle to the main building block likely was a means of segregating the public, residential space at the foreground of the lot from the private, slaughterhouse space at the rear.

The building is designed like a rowhouse block, but its main expression occurs on the block's narrow end, facing the street. Details of the facade are largely hidden by modern signs. The modillion cornice still exists intact. The side elevation functions like a traditional rowhouse, with multiple units and a series of entrances reached through low, wooden steps. A unique, slaughterhouse feature is the original balcony with turned posts and jigsaw brackets which runs the length of the second floor. Openings throughout the building are flat-arched, containing both one-over-one and two-over-two double-hung sash windows.

The multiple doors on the first level suggest the possibility that the dwelling may have served more than just one family, and may, in fact, have functioned as a dormitory for hired help.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 1

Dwelling/Slaughterhouse,
2620 Pennsylvania Ave.
name of property
Baltimore City, Maryland
county and State

SIGNIFICANCE

These buildings are significant and unusual remnants of a rare building type: the combined dwelling/slaughterhouse complex. Due to the similarity between their footprints (from front to rear: house to slaughterhouse and pens), architectural expressions (Greek Revival and then Italianate), and a confined period of construction (roughly the 1840s to 1880s), these buildings appear to represent a successful building form constructed as speculative ventures and then sold or rented, often to German immigrants.

Beginning in the early 19th century, local ordinances prohibited the erection of slaughterhouses in certain parts of the city. An early butchering enclave formed in the neighborhood of "Butchers Hill," in the eastern portion of the city upon high ground.² In the 1850s, other slaughterhouse "nodes" had developed at the intersection of Fayette and Eden, Pennsylvania and Hoffman, and Franklinton Road and West Baltimore Street.³

The sizeable livestock area at the intersection of Pennsylvania and North Avenues was just outside the city boundaries, and therefore not subject to Baltimore City ordinances. The enclave was linked to the city proper by Butcher's Lane, a narrow path which seems to predate the extension of city grid into northwest Baltimore, judging by the 1852 Revised Poppleton Plan. The road, shown in a dotted line (see attached) extends southwards from its intersection with Pennsylvania Avenue until it links with Windsor Mill Road. From there, it re-emerges as Kirby Lane, which led directly south to Edmondson.

The 1852 Revision of the Thomas H. Poppleton Map show that the land which became home to these slaughterhouses was owned by the following individuals: Reinecker, who owned six acres to the west of Pennsylvania Avenue; Dall, who

² Pencek, Bill for Butchers Hill Association, "Butchers Hill" National Register of Historic Places Inventory-Nomination Form, 1982.

³ Butchers Hill National Register Nomination.

United States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 2

Dwelling/Slaughterhouse,
2620 Pennsylvania Ave.
name of property
Baltimore City, Maryland
county and State

owned twelve acres above him; Van Wyck, who owned the land just north of North Avenue on the east side; and Hoffman, who owned 18 acres to the east of Pennsylvania Avenue above him. The 1852 Revised Map extends only so far as the Reisterstown toll gate. However, the 1877 Hopkins Map shows that, by that time, Knull (sic) owns the land that Reinecker used to own, and that a J. Hoff owns the land just north of Fulton Street, or the area north of Hoffman's land.

Many of these names are familiar to us as the incorporators of the Lafayette Square Association: Jacob Hoff, Aaron Hoffman, and perhaps Henry Knell (if, in fact, Knull is Knell). Hoffman, Knell, Rice, and Associates sold the square to the city for the Lafayette Square park.

Research into the land records of rowhouses built in the survey area confirms that real estate investment in the emerging neighborhood was undertaken by the butchers--more than any other profession as a whole, outside of the real estate profession. In fact, the butchers appear to have been largely responsible for the development of Sandtown-Winchester and Penn-North.

"A settlement of butchers lay to the north (of North Avenue at Pennsylvania), many of whom had handsome houses with gardens."⁴ The "Pennsylvania Trail" was the route to "a stately Butcher's Row."⁵ This description is hardly what one would expect for an enclave of livestock slaughtering activity, but is supported by statements made in 1881 by the author J. Thomas A.M. Scharf, in his Baltimore City and County:

Among the trades, business, and employments of the citizens of Baltimore, there is not one that surpasses the butchers in any respect. Intelligent in the management of their affairs, active and enterprising in business, they are

⁴ "Do You Know the Street On Which You Live?" Unnamed newspaper article, Enoch Pratt Library, "Street" Vertical Files.

⁵ "North Avenue...A Baltimore Tradition." Brochure. Enoch Pratt Library, "Street" vertical files.

United States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 3

Dwelling/Slaughterhouse,
2620 Pennsylvania Ave.
name of property
Baltimore City, Maryland
county and State

public-spirited, and their liberality is well known and appreciated.⁶

Scharf discusses the history of the butchers' labor organizations. In 1832, they organized the "Butchers Hide and Tallow Association" to protect their businesses by salting their own hides and rendering their own tallow. The Directors of this Association represent some of the largest real estate investors in the survey area:

Jacob Hoff (founder of the Lafayette Square Association)
Frederick Rice (founder of the Lafayette Square Association)
Edward Moore
Henry Rieffle (landowner near Cumberland and Pennsylvania)
Francis Hoover
John J. Toffling
Lewis Turner
George Lovering

Typical of the butcher's path was George Lovering, whom Scharf goes on to describe. He was of German background, as were most of the butchers. Scharf then adds:

Mr. Turner (Jr.) has been very successful in life, and has dealt very largely in real estate. His transactions have substantially aided in the improvement of what are now some of the handsomest localities in West Baltimore."⁷

Mr. Turner founded the Butchers' Loan and Annuity Association, one of several funding mechanisms set up to offer loans for investments.

The 1880s census shows a great number of butchers in the Fremont and

⁶ Scharf, J. Thomas A.M. History of Baltimore City and County, Philadelphia: Louis H. Everts, 1881, page 380.

⁷ Scharf, page 381.

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United States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 4

Dwelling/Slaughterhouse,
2620 Pennsylvania Ave.
name of property
Baltimore City, Maryland
county and State

Pennsylvania Avenue corridor. Some of these butchers were Marylanders for three generations back, while others were born in Germany, Prussia, and Baden. The typical profile was a white man in his 40s or 50s with a wife "keeping house" and children "at school." Some were wealthy enough to hire live-in servants. Many of the fathers trained their sons to enter the profession.

In the 1920s, changes in the meat processing industry caused greater competition for the local slaughterhouses. Nationwide transportation networks made it possible for grocery stores to obtain meat just as easily from the midwest.⁷ By the 1930s, most of the butchering trade had removed to larger plants in other parts of the city. There were a few remaining butchers along the Pennsylvania Avenue corridor, some descendants of the earlier, wealthy butchers who had invested in the neighborhood's residential development and many with names seemingly of German origin. The 1930 City Directories list Plitt family members as meat dealers--Charles at 2648 and George at 2652 Pennsylvania Avenue. Max Plitt, probably a relation, was a butcher who developed much of Francis Street in Penn-North in the 1880s and 90s (see B-4477, 2500 Francis Street.) Josephs L. and Joseph J. Kreiner are listed as poultry dealers at 2662, and Louis H. Otto as a meat dealer at 2673 Pennsylvania.

⁷ Butchers Hill National Register nomination.

SANDTOWN-WINCHESTER/PENN-NORTH
RECONNAISSANCE-LEVEL SURVEY FORM

Survey No. B-4479

Neg. No. 8/16

Historic Name Dwellings/Slaughter Houses

Current Name/Use Residential

Address(es) 2500 and 2600 Block Pennsylvania Avenue

Resource/Property Type

☐ Rowhouses
☐ Commercial Structure
☐ Public/Institutional Building
☐ Public Housing
☐ Site
☒ Other

☐ Attached

☒ Freestanding

Note: altered dwelling with slaughter house at rear

Stories 2 1/2

Primary Material brick Secondary Material wood

Roof Form shed

No. of Bays in Unit/Facade 2 If Rowhouse: ☒ Flat Front ☐ Swell Front ☐ Porch

Window Type: ☒ Double-Hung ☐ 1/1 Sash
☒ 2/2 Sash ☐ 2/1 Sash
☒ Other Sash ☐ Transom

Door Type: ☒ Single-Leaf
☐ Double-Leaf
☐ Number of panels (if visible)
☒ Transom

Architectural Style Greek Revival Date c. post-1852

Noteworthy Features: One of few remaining structures from area which historically had much livestock slaughtering activity: dwellings to front of lot, with attached slaughter houses, pens, coops, etc. behind. Architrave cornice. Flat-arched openings. Attic windows in third story. Two chimneys with molded brick hoods. Side-by-side sash windows in attic.

Alterations: ☐ Formstone ☐ Stucco
☐ Vinyl/Aluminum ☐ Window/Door Changes
☐ Awnings ☐ Missing Cornice Elements
☐ First-Floor Use Change ☐ Other: _____

Status: ☐ Occupied ☒ Vacant ☐ Mixed

NR Evaluation: ☒ Contributing ☐ Non-Contributing

Recommended for Intensive Level: ☒ Yes ☐ No

Surveyor: Joey Lampl

Affiliation: Robinson & Associates

Date: February-April 1992

SANDTOWN-WINCHESTER/PENN-NORTH
RECONNAISSANCE-LEVEL SURVEY FORM

Survey No. 3-4479
B-4480

Neg. No. 8/5

Historic Name Dwelling/Slaughter House
Current Name/Use St. Mary's Seafood
Address(es) 2662 Pennsylvania Avenue

Resource/Property Type ☒ Rowhouses
☒ Commercial Structure
☐ Public/Institutional Building
☒ Attached ☐ Public Housing
☐ Freestanding ☐ Site
☐ Other
Note: dwelling portion converted

Stories 2 + B

Primary Material brick Secondary Material wood

Roof Form flat

No. of Bays in Unit/Facade 3 If Rowhouse: ☒ Flat Front ☐ Swell Front ☐ Porch

Window Type: ☒ Double-Hung Door Type: ☒ Single-Leaf
☒ 1/1 Sash ☐ Double-Leaf
☐ 2/2 Sash ☐ Number of panels (if visible)
☐ 2/1 Sash ☐ ? Transom
☐ ? Other Sash
☐ Transom

Architectural Style Italianate Date c. pre-1890

Noteworthy Features: One of few remaining indicators of once-thriving industry in the neighborhood. Dwelling with attached slaughter house to rear in series of workrooms. Flat-arched openings. Modillioned cornice. Original balcony with bracketed posts. Multiple doors may suggest dormitory-store/multiple owners of dwelling. 2-story ell is also original. Facade details largely hidden by signs.

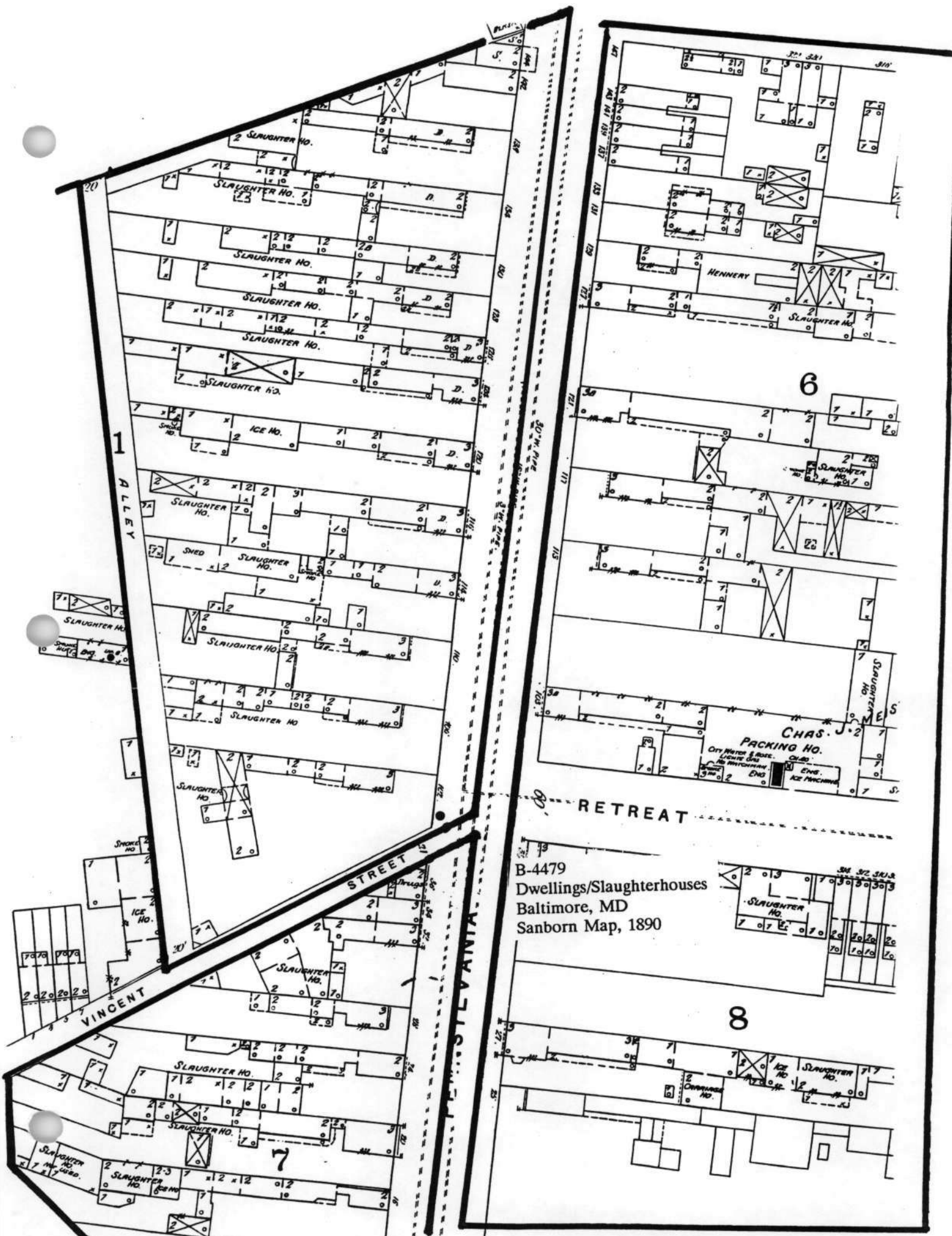
Alterations: ☐ Formstone ☐ Stucco
☐ Vinyl/Aluminum ☒ Window/Door Changes
☐ Awnings ☐ ? Missing Cornice Elements
☐ First-Floor Use Change ☒ Other: signs, etc.

Status: ☒ Occupied ☐ Vacant ☐ Mixed
NR Evaluation: ☒ Contributing ☐ Non-Contributing

Recommended for Intensive Level: ☒ Yes ☐ No

Surveyor: Joey Lampl
Date: February-April 1992

Affiliation: Robinson & Associates



B-4479
Dwellings/Slaughterhouses
Baltimore, MD
Sanborn Map, 1890





Sandtown-Winchester / Penn-North

#B-4479

Baltimore, MD

Leonard Jackson

July 1992

City of Baltimore, Commission for Historical and Architectural
Preservation

Historic: Dwellings / Slaughter houses

Current: ~~Abandoned~~

2500 and 2600 Block, Pennsylvania Avenue
EAST ELEVATION

Roll 11/neg 24



SANDTOWN - WINCHESTER / PENN-NORTH

#B-4479

BALTIMORE, MD

ELIZABETH Q. LAMPL

MARCH 1992

CITY OF BALTIMORE, COMMISSION FOR HISTORICAL AND
ARCHITECTURAL PRESERVATION

2500 + 2600 Block

PENNSYLVANIA AVENUE

HISTORIC: DWELLING / SLAUGHTER HOUSE

CURRENT: RESIDENTIAL

NORTHEAST ELEVATION

ROLL 8 / NEG 16

1 of 4



Sandtown-Winchester / Perm-North
B-4479
Baltimore, MD

Leonard Jackson

July 1992

City of Baltimore, Commission for Historical and Architectural
Preservation

Historic: Dwellings/Slaughter Houses

Current: Residential

2500 and 2600 Block Pennsylvania Avenue

EAST ELEVATION

2 & 4

Roll 9 / Neg 15

THIS FILM IS
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BY KODAK



SANDTOWN - WINCHESTER / PENN - NORTH

B-4479

BALTIMORE, MD

ELIZABETH GO LAMPL

MARCH 1992

CITY OF BALTIMORE, COMMISSION FOR HISTORICAL AND ARCHITECTURAL PRESERVATION

HISTORIC: SLAUGHTER HOUSE (c. 1890)

CURRENT: ST. MARY'S SEAFOOD

2662 PENNSYLVANIA AVE.

NORTHEAST ELEVATION

ROLL 8/NEG 5

3 & 4

St. Mary's
SEA FOOD
& FARM FRESH MARKET
669-7871

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ICE



Sandtown-Winchester / Penn. North
B-4479
Baltimore, MD.

Leonard Jackson
July 1992

City of Baltimore, Commission for Historical
and Architectural Preservation

Historic: Dwellings / Slaughter Houses

Current: COMMERCIAL

2500 and 2600 Block Pennsylvania Avenue
EAST ELEVATION
4 of 4

Roll 9 / 15